

**Shelby County Fiscal Impact Model**

v. 3.1 11/27/06

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**Project Summary**

Budget year dollars

	2006					
	Units	Average Appraised Value per Unit	Total Appraised Value	Total Assessed Value	Average Pupils Per New Unit	Pupils
Canale Grove PD08-306cc (Senior)	0					
Project profile						
Residential (dwelling units)						
Residential - single family, detached	0	\$0	\$0	\$0	0.57	0.00
Residential - single family attached	177	\$250,000	\$44,250,000	\$11,062,500	0.00	0.00
Residential - condominium	0	\$0	\$0	\$0	0.04	0.00
Residential - multi-family apartment	0	\$0	\$0	\$0	0.00	0.00
Subtotal	177		\$44,250,000	\$11,062,500		0.00
Commercial (square feet)						
Commercial - office	192,425	\$225	\$43,295,625	\$17,318,250		
Commercial - retail	573,618	\$175	\$100,383,150	\$40,153,260		
Commercial - hotel/motel	0	\$0	\$0	\$0		
Commercial - other	360,000	\$250	\$90,000,000	\$36,000,000		
Subtotal	1,126,043		\$233,678,775	\$93,471,510		
Industrial (square feet)	0	\$0	\$0	\$0		
Project total			\$277,928,775	\$104,534,010		
Project-related expenditures						
General purpose	\$1,459,595					
Transfers						
Transfer to the Med	\$2,060					
Transfer to Shelby County Bd of Ed	\$27,247					
Transfer to City of Memphis Bd of Ed	\$68,979					
Debt service						
Schools	\$0					
Roads	\$213,590					
All other	\$83,412					
Total expenditures	\$1,854,882					
Project-related revenue						
Local taxes	\$4,752,499					
Local revenue	\$42,362					
State source	\$70,132					
Elected officials	\$97,217					
Investments, misc, other	\$2,454					
Capital proffers (annualized)	\$0					
Total revenue	\$4,964,664					
Revenue offsets						
Current real property tax on parcel land value	\$1,182,007					
<b>Net project fiscal impact</b>	<b>\$1,927,775</b>					